

**BOARD OF ADJUSTMENT
A G E N D A**

Study Session/Luncheon **Wednesday, February 27, 2019**
12 Noon, Mayor and Council
Conference Room City Hall,
255 West Alameda Street

Statement of cases and distribution of materials with respect to items scheduled for regular meeting, including a general discussion of proposed revisions to the Board's Rules and Regulations. Updates from City Attorney's Office.

Regular Meeting **Wednesday, February 27, 2019**
12 Noon, Mayor and Council
Conference Room City Hall,
255 West Alameda Street

Roll Call as Follows:

- () Steven Shell, Chairperson
- () Carolyn Eldridge
- () Jesse Lugo
- () Alán Huerta
- () Mark Jones
- () Frank Mascia
- () Eddie Rios

AT OR AFTER 1:30 P.M.

NEW CASES

C10-19-04 ANDRAUX RESIDENCE REMODEL AND NEW ADDITIONS / LUZ DIVINA ANDRAUX AND ABRAHAM ANDRAUX / 4150 EAST COOPER STREET, R-1

The applicant's property is an approximately 15,000 square foot lot zoned R-1 "Residential" and is developed with a single-family residence and attached carport. The applicant is seeking the necessary zoning approval to enclose the carport for habitable space and construct additions to the residence, including adding porches, a two car garage and an attached ramada. The Tucson *Unified Development Code (UDC)* sections applicable to this project include, but are not limited to, Section 4.7.8 and Table 4.8-2 which provides the criteria for residential development in the R-1 zone and Section 6.4.5 and Table 6.3-2.A which provide the dimensional standards applicable to all principal and accessory structures. The applicant is requesting a variance to allow a reduced side street perimeter yard setback, as measured from the east lot line along Bryant Avenue, all as shown on submitted plans.

C10-19-05 BABYLON MARKET SITE IMPROVEMENTS / LEE FAMILY PROPERTY MANAGEMENT LLP / 3954 EAST SPEEDWAY BOULEVARD, C-2

The applicant's property is an approximately .3 acre site developed with a retail use and is zoned C-1 "Commercial". The applicant has constructed a greater than twenty-five percent building expansion, which triggers full code compliance. Tucson *Unified Development Code (UDC)* sections applicable to this project include, but are not limited to, Section 4.7.20 and Table 4.8-6 which provide the criteria for commercial

development in the C-1 zone, and Section 7.6 which provides the landscape and screening standards for the development. The applicant is requesting variances to eliminate the street landscape buffer and provide plant materials, all as shown on the submitted plans.

**C10-19-06 PI BETA PHI SORORITY HOUSE / ARIZONA ALPHA HOUSE
CORPORATION OF PI BETA PHI / 1035 NORTH MOUNTAIN AVENUE,
R-3**

The applicant's property is an approximately 0.5 acre lot zoned R-3 "Residential" and is developed with a sorority house. The applicant is proposing to add a two-story addition to the existing building. The Tucson *Unified Development Code (UDC)* sections applicable to this project include, but are not limited to, Section 4.7.12 and Table 4.8-2 which provides the criteria for residential development in the R-3 zone, Sections 6.3.4, 6.4.5 and Table 6.3-2.A which provide the dimensional standards applicable to all principal and accessory structures; Section 7.4 and Table 7.4.4-1 which provides the required vehicle parking and maneuvering standards; and Section 7.8 which provides the criteria for pedestrian pathways. The applicant is requesting variances to reduce the front street perimeter yard setback, reduce the required number of vehicle parking spaces and allow the use of the alley for maneuvering directly into or from any parking space, and allow the existing asphalt to serve as the pedestrian refuge, all as shown on the submitted plans.

**C10-19-07 SIT STAY PLAY / JANET GALANTE / 302 SOUTH PLUMER AVENUE,
I-1**

The applicant's property is an approximately .65 acre site developed with two buildings and is zoned I-1 "Industrial". The applicant is proposing to redevelop the site with demolition of a building and construction of two new buildings, and to change the use to an animal service, which triggers full code compliance. Tucson *Unified Development Code (UDC)* sections applicable to this project include, but are not limited to, Section 4.7.29 and Table 4.8-7 which provide the criteria for commercial development in the I-1 zone, Section 7.4, for required number of parking spaces, location of parking and maneuverability criteria, Section 7.15 regarding dumpster access and street maneuvering, Section 7.8, for pedestrian access requirements, Section 6.4.5, pertaining to building setbacks, Section 6.6.2 perimeter yard wall height and setback modifications, and Section 7.6 which provides the landscape and screening standards for the development. The applicants are requesting variances to delete onsite parking and provide parking off site in right of way with maneuvering on street, allow dumpster access and maneuvering on street, both modify and eliminate pedestrian access areas, reduce building setbacks from street lot lines, eliminate and modify the street landscape borders, modify the screening height requirement, all as shown on the submitted plans.

CLOSE PUBLIC HEARING

OTHER BUSINESS:

- A. Findings Training
- B. Chairman, Opportunity to Speak on Scheduled Agenda Items
- C. Vice Chairman, Same Opportunity
- D. Members, Same Opportunity
- E. Staff, Same Opportunity
- F. Adjournment